

A MEETING OF THE SODDY-DAISY  
MUNICIPAL PLANNING COMMISSION  
WAS HELD ON WEDNESDAY,  
MARCH 11, 2009 AT 12:00 NOON.

MEETING CALLED TO ORDER BY:  
CHAIRMAN ORR

MEMBERS PRESENT:  
CHAIRMAN ORR  
VICE-CHAIRMAN MULKEY  
COMMISSIONER PENNEY  
COMMISSIONER RICHIE  
COMMISSIONER SKILES  
REC. SEC. DOLBERRY

MEMBERS ABSENT:  
SECRETARY MILLER  
VICE-MAYOR PRIVETT

With Secretary Miller absent, it was the consensus of the Commission to appoint Kathleen Penney as secretary. The minutes of the meeting held February 11, 2009 were approved as presented.

Chairman Orr stated that he would like to discuss the development across from Wal-Mart at the end of the meeting.

OLD BUSINESS:

FINAL PLAT - 204 & 206 DAISY AVENUE, LOTS 1 & 2, SHEPHERD AND HARPER  
SUBDIVISION, ROBERT SHEPHERD AND ANSEL HARPER.

Chairman Orr stated that the surveyor had requested that this item be rolled to the next meeting.

- 1<sup>st</sup> - Commissioner Penney to roll to the April meeting
- 2<sup>nd</sup> - Commissioner Richie
- Ayes - Unanimous

NEW BUSINESS:

FINAL PLAT - 8908 SPRINGFIELD ROAD, LOT 4 & LOT 8, RUBY BELL STUART  
SUBDIVISION, CHRIS COX.

Jane Copp, Copp Engineering, was present on behalf of Mr. Cox. Chairman Orr stated that the plat requires three variances. One to the road frontage requirement to allow the flag stem to be 25.12 feet in width instead of 50 feet as required based on the size of the lot, one to the flag stem width from 25.12 feet to 20.25 feet for a distance of 50 feet parallel to the side of the existing mobile home on Lot 4, and the third variance to the width to depth ratio for Lot 8. Chairman Orr noted that Lot 8 could not be resubdivided without additional road frontage.

- 1<sup>st</sup> - Commissioner Penney to approve the variance request for the road frontage requirement to allow 25.12 foot flag stem, lot cannot be further subdivided without additional road frontage.
- 2<sup>nd</sup> - Vice-Chairman Mulkey
- Ayes - Unanimous

- 1<sup>st</sup> - Commissioner Richie to approve the variance request for a decrease in the flag stem width from 25.12 feet to 20.25 feet for a distance of 50 feet parallel to the existing mobile home on Lot 4.
- 2<sup>nd</sup> - Commissioner Penney

Ayes - Unanimous

1<sup>st</sup> - Commissioner Penney to approve the variance request for the width to depth ratio for Lot 8.

2<sup>nd</sup> - Commissioner Skiles

Ayes - Unanimous

1<sup>st</sup> - Commissioner Richie to approve the final plat

2<sup>nd</sup> - Commissioner Penney

Ayes - Unanimous

ACCESS CONTROL - 8425 DAYTON PIKE, SUNRISE MARKET #11, DARJI & PARMAR CONSULTANTS, J. R. DARJI.

Mike Price, MAP Engineers, was present on behalf of the request. Chairman Orr stated that the access control would require a variance for two access points each with a width of 37 feet. Mr. Price stated that the access points will be in the same location as the existing. Commissioner Richie questioned if there were two access points. Chairman Orr stated that they were already existing. Mr. Price stated that with the proposed curbing the width of the entrance would be more narrow than the existing and that the extra width is needed to allow access to large trucks.

1<sup>st</sup> - Commissioner Penney to grant the variance request for two access points each with a width of 37 feet and to approve the access control.

2<sup>nd</sup> - Vice-Chairman Mulkey

Ayes - Unanimous

SITE PLAN - 8425 DAYTON PIKE, SUNRISE MARKET #11, DARJI & PARMAR CONSULTANTS, J. R. DARJI.

Mike Price was present on behalf of the request. Chairman Orr stated that it had been requested that the right-of-way of Dayton Pike be noted on the drawings. He said this was not shown. Mr. Price stated that it could be added. He further stated that he had originally planned to pipe the drainage under Dayton Pike to the East side, but that the Public Works Director had pointed out that it would be difficult to bore under Dayton Pike. Mr. Price stated that a detention pond would be placed in the front of the parcel with a pump. The water would be pumped at a set rate to the rear of the lot into the landscape area that would double as an infiltration area. Chairman Orr asked Public Works Director Renfro if he was okay with this. Mr. Renfro stated that he was. Mr. Price stated that the location of the sign is shown on the drawing, but the detailed sign information is not available at this time. He stated that he had noted on the drawing that permits for the sign would not be issued until the details were submitted to and approved by the City. Chairman Orr stated that he had a letter from the Soddy-Daisy Falling Water Utility District addressing the fire hydrant to be installed on Dayton Pike across from the development. Commissioner Skiles stated that the hydrant has been installed.

1<sup>st</sup> - Vice-Chairman Mulkey to approve the site plan

2<sup>nd</sup> - Commissioner Penney

Ayes - Unanimous

REZONING REQUEST - 9713 BARBEE ROAD, HIDDEN HILLS MOBILE HOME PARK, LLC, STEWART PHILLIPS, FROM R-5 SINGLE LOT MOBILE HOME DISTRICT TO MH MOBILE HOME DISTRICT.  
RECOMMENDATION TO THE CITY COMMISSION.

Jane Copp, Copp Engineering, was present on behalf of Stewart Phillips. She stated that Mr. Phillips was requesting the rezoning to extend the Hidden Hills Mobile Home Park. Chairman Orr asked if anyone was present in opposition. Bob Holloway, 9721 Barbee Road, stated that his parcel adjoins this property and he is opposed to the rezoning. He said that he is not sure who the current owners are, but he last spoke with Jim Vincent about his concerns. He said that he is concerned with the speed limit on Barbee Road as people are speeding through the area, there are numerous accidents in the area and this rezoning would only increase the traffic.

He stated that he is not concerned with mobile homes so much as he is with the area being kept neat. He further stated that youth in the mobile home park have vandalized his home and his neighbor's car as well as a vacant house in the area. He said the area is trashy and he does not want to add to the trashy site. He stated that he is concerned with four wheelers riding through the creek and with the drainage. He said the owners have no control over what is already existing. He said that they do not police it. He said that he felt adding more people would only increase the problems. He stated that he did not fully understand the R-5 and MH zoning. Recording Secretary Dolberry explained the requirements of R-5 and MH. Mr. Holloway stated that a contractor built a house across the street from him that is still vacant and the siding has been defaced and egged by the teenagers in the park. Commissioner Skiles stated that he is aware of the trouble in the mobile home park. He said that he could appreciate Mr. Holloway wanting the park owners to take care of what they have before extending it. The Commission agreed that the park owner needed to have restrictions in the park and that he should enforce them. Mr. Holloway stated that he wanted the restrictions enforced. Chairman Orr read the staff recommendation from RPA. Mrs. Copp stated that Stewart Phillips was present. Mr. Phillips stated that he is one of the small owners (8%) and an agent for Hidden Hills Mobile Home Park LLC. Commissioner Skiles stated that he would have certain codes to meet in the development of the park. Mr. Phillips stated that he agreed that the park needed some attention and the owner lives in Florida. He said that perhaps they needed a new manager at the park. He said that he appreciated Mr. Holloway's concerns and they would try and address them. He said that the planned extension would be at an estimated minimum cost of \$200,000. Chairman Orr stated that additional steps would have to be taken prior to the actual building of the development. Mr. Phillips stated that he was aware of this and Copp Engineering was handling it. Codes Enforcement Officer Steve Grant stated that a turn around would have to be installed at the end of the proposed driveway. Mr. Phillips stated that he also plans to install sewer lines.

- 1<sup>st</sup> - Commissioner Skiles to recommend approval to the City Commission.
- 2<sup>nd</sup> - Commissioner Richie
- Ayes - Unanimous

ABANDONMENT - PORTION OF SPRINGFIELD ROAD, GVH SODDY DAISY  
ASSOCIATES. RECOMMENDATION TO THE CITY COMMISSION.

Chairman Orr read a recommendation to table action from Public Works Director Bill Renfro listing four items that needed to be completed before proceeding with the abandonment. The four items were: reimbursement from the developer / contractor for traffic light loop repair, completion of de-acceleration lane on Dayton Pike, fire hydrant installed at Dayton Pike entrance to Zaxby's, and removal of access entrance just North of Wal-Mart traffic light. Chairman Orr clarified the location as just north of the proposed Springfield Road at the Wal-Mart traffic light. Commissioner Richie stated that this access was not on the drawing. Chairman Orr stated that it was not shown on the drawings that had been approved by the Commission. Commissioner Skiles questioned if the access would be removed and grass sewn. Mr. Renfro said that would be his suggestion. Commissioner Skiles questioned if the guardrail at the traffic light would be removed and the frontage road extended to Springfield Road. Mr. Renfro stated that there are only signs there now and no guardrail, but the frontage road begins at the driveway entrance to Tennessee Valley Credit Union and stops at Zaxby's Dayton Pike entrance. Chairman Orr stated that he felt the intent of the Commission when they approved the Zaxby's entrance onto Dayton Pike was that there would be no further access onto Dayton Pike.

- 1<sup>st</sup> - Commissioner Richie to table action until the City's concerns are addressed.
- 2<sup>nd</sup> - Vice-Chairman Mulkey

Commissioner Skiles stated that he felt some things had been approved verbally and that the Commission should wait until Mr. Renfro informs them that all is completed.

- Ayes - Unanimous

Arnold Stulce, 141 Lewis Street, spoke to the Commission. He stated that he had addressed the City Commission a week ago concerning the extra entrance to the Hurley property. He said that he was very concerned with traffic at the development. He said he felt someone, somewhere told somebody that they could install that entrance. He further stated that he felt that Bill Renfro, the

City's Public Works Director, should be the only person to deal with the contractor. He said that he did not feel the development needs the additional access and that stipulations should be placed on the Dayton Pike access to Zaxby's. He stated that left turn traffic (north bound) at this entrance would cause real traffic problems. Chairman Orr expressed that he felt the Dayton Pike access to Zaxby's should be a right turn only. He said that the Planning Commission could make recommendations, but that was all. Commissioner Skiles told Mr. Stulce that the entrance would not be there. He said that he could assure him that the extra access would be gone that it would not be there.

ADJOURNED 12:48 P.M.

REC. SEC. DOLBERRY